

**City of Eau Claire
Plan Commission Minutes
Meeting of February 6, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Seymour, Pederson, Radabaugh, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Ivory, Petrie

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1701) – Cell Tower, National Wireless Ventures**

Mr. Tufte presented a request to approve a conditional use permit to allow for a cell tower to be located at the southeast corner of Craig Road and Lasker Drive. The proposed tower will be a 58-foot tall wood structure located south of the existing parking lot. The pole will be used as a temporary location for cell antennas that are presently on the Plaza Hotel. This pole will be removed after the hospital construction is completed. He noted the requirements are reviewed under Section 18.35.050 W of the Zoning Code. This conditional use permit shall not exceed three years in time.

Applicant, Michael Stevens, 519 N. Marshfield Avenue, Chicago, IL spoke in support of the project and he noted that three years is an appropriate timeframe.

Mr. Granlund moved to approve the conditional use permit with the conditions noted in the staff report. Seconded by Mr. Pederson and motion carried.

2. **SITE PLAN (SP-1701) – Two 8-unit Apartments, Stars & Stripes Realty LLC**

Mr. Tufte presented a request to approve a site plan for two 8-unit apartments to be constructed on the west side of Fourth Street, south of Walnut Street and east of Fifth Street. The site plan notes each building as having eight units with 12 total bedrooms. Each building will have 4 two-bedrooms and 4 one-bedrooms for a total of 12 bedrooms each. The project will raze two existing homes at 2130 and 2136 Fourth Street. These two lots will be combined with the vacant lot to the rear to make two larger lots for each of the 8-unit apartments.

The site plan shows a 23-stall parking lot between the buildings with access from a driveway to Fourth Street. The required number of parking spaces is 22-stalls with the 10 percent reduction in parking allowed for being near a transit route. A six-foot high fence is noted along the southern property line between the parking lot and the home to the south. A certified survey map is required to create the two lots, along with a shared parking agreement and cross access easement for the property.

Alecia Reinhardt, 800 Wisconsin Street, spoke in support of the project.

Mr. Brenholt moved to approval of the site plan subject to the conditions of the staff report. Seconded by Mr. Radabaugh and motion carried.

3. **REZONING (Z-1591-17) – Sign Code, Projecting Signs Amendment**

Mr. Ivory presented a request to amend the sign code relating to projecting signs. He noted that the Commission directed staff to draft an amendment to the sign code that would allow for

projecting signs for multiple-tenant buildings such as Haymarket Landing, in addition to the existing allowances for wall signs. The amendment also provided allowances for ATM signs as projecting signs.

No one spoke to this agenda item.

Ms. Mitchell moved to recommend approval of the sign code amendment. Seconded by Ms. Ebert and motion carried.

4. **CERTIFIED SURVEY MAP (CSM-2-17) – North Shore Drive, Town of Seymour**

Mr. Tufte presented a request to approve a certified survey map (CSM) to create two lots on North Shore Drive in the Town of Seymour. The property is 15 acres in size with an existing home. The owner would like to subdivide into two lots, one 7.46 acres and the other 8.82 acres. The property is within the sewer service area and the site is restricted to 10 acres per parcel, unless exception standards are met. The Commission needs to determine if the proposal meets all exception standards.

Applicant, Jeremy Skaw with Real Land Surveying, spoke in support of the CSM and he noted the land does have some steep slopes and wetlands.

Mr. Pederson moved to approval of the CSM. Seconded by Mr. Granlund and motion carried.

5. **SITE PLAN (SP-1702) – Caribou Coffee & Einstein Bros. Bagels**

Mr. Radabaugh lefted his seat.

Mr. Tufte presented a request to approve site plan for Caribou Coffee & Einstein Bros. Bagels to be located at 901 W. Clairemont Avenue. The project would remove the existing convenience store on the site for the new building. The site plan shows 24 parking stalls with the requirement of 23 stalls after the 10 percent reduction for being on a transit route. The Clairemont Avenue Medical and Educational District Plan calls for the realignment of the frontage road. The project is designed to allow this change to occur in the future if desired with no changes to the site access.

Mr. Pederson spoke with concerns about the traffic impact and the dangerous intersection. He noted that most of the traffic would occur in the morning rather than during the afternoon.

Ms. Mitchell asked about the feasibility of the realignment for the frontage road.

Mr. Tufte noted that realignment may occur in the future, but currently the hotel is in the way to achieve this.

Paul Guidera with Caribou Coffee Corporation spoke in support of the project and noted the morning rush is typically the busiest from 6-9 AM. He noted that he will provide traffic data to the City staff to determine the traffic impact.

Ms. Ebert moved to approval of the site plan with the conditions noted in the staff report. Seconded by Mr. Brenholt and motion carried.

6. **SITE PLAN (SP-0253 Amd) – 10-unit T-Hangar, Chippewa Valley Airport**

Mr. Radabaugh returned to his seat.

Mr. Tufte presented a request to approve a site plan for private airplane hangars at the Chippewa Valley Airport. Phase I was approved by the Commission to allow administrative approval of building permits for private hangars consistent with the overall plan for this area. Five of these private hangars have been built. This proposed 10-unit T-hangar is outside of the Phase I area. The overall plan is consistent with the master plan for the airport and we believe this approach has worked well in the past.

Applicants, Charity Zich with Chippewa Valley Airport and Matt Wagner with Mead and Hunt, spoke in support of the project.

Mr. Pederson moved to approve the site plan with the conditions noted in the staff report. Seconded by Mr. Granlund and motion carried.

7. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items


Mr. Weld asked about tiny homes and if they would be allowed inside the city. Mr. Tufte noted the city would allow them if they meet the minimum square footage for a home and are on a permanent foundation.

C. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of January 23, 2017 were approved.



Jamie Radabaugh, Secretary